

* NOTES *

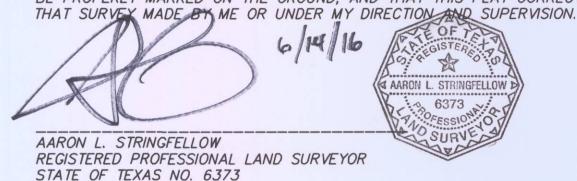
1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), COMMUNITY PANEL No. 48439C0435K, MAP EFFECTIVE SEPTEMBER 25, 2009, NO PORTION OF THIS PROPERTY LIES WITHIN A "SPECIAL FLOOD HAZARD AREA (SFHA) INUNDATED BY 100-YEAR FLOOD" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

2. THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP": IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".

3. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD 83, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINISTRATED BY WESTERN DATA SYSTEMS.

* SURVEYOR'S STATEMENT*

THAT I, AARON L. STRINGFELLOW, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AND THE MONUMENTS SHOWN THEREON SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS

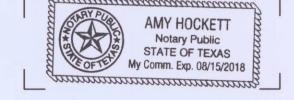


STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED AARON L. STRINGFELLOW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ OF _ JUDE __, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: _08-15-2015



* FIELD NOTES *

BEING A TRACT OF LAND LOCATED IN BLOCK 20 OF THE SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT No. 1375, TARRANT COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO KATHY KING RECORDED IN VOLUME 15746, PAGE 201, DEED RECORDS, TARRANT COUNTY TEXAS (D.R.T.C.T.), BEING ALL OF LOT 1, BLOCK 18, CRIMSON RIDGE SECTION ONE, AN ADDITION TO THE CITY OF FORT WORTH, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-157, PAGE 70, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND BEING A PORTION OF STREET RIGHT-OF-WAY FOR CRIMSON LANE AS VACATED BY CITY ORDINANCE No. 22180-05-2016 AND BEING MORE PARTICULARLY DESCRIBED BY METES

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF CRIX LANE (A 50' WIDE RIGHT-OF-WAY), BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 18 AND THE NORTHWEST CORNER OF LOT 2, BLOCK 18, OF SAID CRIMSON RIDGE SECTION ONE;

THENCE SOUTH 00°30'14" EAST, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID CRIX LANE, ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2. A DISTANCE OF 120.00 FEET TO A POINT IN THE NORTH LINE OF LOT 28 OF SAID BLOCK 18. FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 4918' WEST, 0.3', SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 1, AND BEING THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE SOUTH 89°29'46" WEST, ALONG THE NORTH LINE OF SAID LOT 28 AND THE SOUTH LINE OF SAID LOT 1, AT A DISTANCE OF 75.02 PASSING A POINT IN THE EAST RIGHT-OF-WAY LINE OF CRIMSON LANE (A 60' WIDE RIGHT-OF-WAY) FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 87°28' WEST, 0.2 FEET SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF SAID LOT 28, AND CONTINUING IN ALL A TOTAL DISTANCE OF 135.02 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "JACOBS" IN THE WEST RIGHT-OF-WAY LINE OF SAID CRIMSON LANE:

THENCE NORTH 00°29'44" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID CRIMSON LANE, A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE NORTH 89°29'46" EAST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID CRIMSON LANE, AT A DISTANCE OF 60.00 FEET PASSING A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID CRIMSON LANE WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID CRIX LANE, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 1, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CRIX LANE AND THE NORTH LINE OF SAID LOT 1, IN ALL A TOTAL DISTANCE OF 135.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.372 ACRES (16.201 SQUARE FEET) OF LAND, MORE OR LESS:

UTILITY EASEMENTS

ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE. SHRUB. OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION. MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND THEY SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS IN CONFORMANCE WITH THE SIDEALK POLICY PER "CITY" DEVELOPMENT DESIGN STANDARDS

WATER / WASTEWATER IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT ON THE FILING DATE OF THIS PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR ON THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

TRANSPORTATION IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THIS PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

PARKWAY PERMIT

PARKWAY IMPROVEMENTS SUCH AS CURB & GUTTER, PAVEMENT TIE-IN, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.

DIRECT ACCESS TO CRIX LANE IS SHOWN ON THIS PLAT.

CONSTRUCTION PROHIBITED OVER EASEMENTS

NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

BUILDING PERMITS

NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS, AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

COVENANTS OR RESTRICTIONS ARE UN-ALTERED

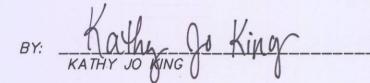
THIS MINOR PLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORDS" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

PRESSURE REDUCING VALVES (P.R.V.'s) REQUIRED

A PRIVATE PRESSURE REDUCING VALVE WILL BE REQUIRED, WATER PRESSURE EXCEEDS 80 P.S.

* DEDICATION STATEMENT *

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT KATHY JO KING DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOT 1R. BLOCK 18. CRIMSON RIDGE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, ALLEYS AND EASEMENTS SHOWN THEREON.



STATE OF TEXAS COUNTY OF TARRANT

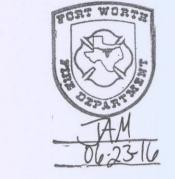
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KATHY JO KING, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS

WITNESS MY HAND AND SEAL OF OFFICE THIS THE LC DAY OF June

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: LU13/17



OWNER KATHY JO KING 2600 CRIX LN FORT WORTH, TEXAS 76140-5657 E-MAIL: KATHYKING@YAHOO.COM PH: (817) 821-6477



ENGINEER / SURVEYOR

WIER & ASSOCIATES, INC.

2201 E. LAMAR BLVD., SUITE 200E

ARLINGTON, TEXAS 76006-7440

CONTACT: TOBY RODGERS

E-MAIL: TobyR@WierAssociates.com

PH: (817) 467-7700

FAX: (817) 467-7713

IRON ROD FOUND IRON ROD SET WITH CAP STAMPED

VICINITY MAP

NOT TO SCALE

LEGEND

"WIER & ASSOC INC" BLOCK NUMBER LOT NUMBER

BOUNDARY LINE -- R.O.W. CENTERLINE

---- UTILITY EASEMENT LINE



CITYPLANCOMMISSION CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.

SECRETARY

CHAIRMAN

Land use table	Ē
MAPSCO No.	106 P
GROSS SITE AREA	0.372 ACRES
TOTAL NUMBER OF LOTS	1
TOTAL RESIDENTIAL LOTS	1
TOTAL NON-RESIDENTIAL LOTS	0
LAND USE SINGLE-FAMILY	- 0.372 AC.

F515-249

FINAL PLAT LOT 1R, BLOCK 18 CRIMSON RIDGE SECTION ONE

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS BEING 0.372 ACRES OF LAND LOCATED IN BLOCK 20, SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 1375 BEING A REPLAT OF LOT 1, BLOCK 18, CRIMSON RIDGE SECTION ONE, AS RECORDED IN VOLUME 388-157, PAGE 70, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND STREET RIGHT-OF-WAY FOR CRIMSON LANE AS VACATED BY CITY ORDINANCE NO. 22180-05-2016.

PREPARED MAY 2016

CASE NUMBER: FS-15-249

MA Wier & Associates, inc. ENGINEERS SURVEYORS LAND PLANNERS 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700

Texas Firm Registration No. F-2776 www.WierAssociates.com Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 1 OF 1

DATE: 6/13/2016 W.A. No. 15003.01

THIS PLAT IS RECORDED IN INSTRUMENT NUMBER DZIG 137982 DATE 6.24-16